024.A	0004	0062.0	1 of 1	Condominium	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 708,700 / 708,700
					USE VALUE: 708,700 / 708,700
					ASSESSED: 708,700 / 708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #: 62

Owner 1:	FUERSTMAN MICHAEL & LAURA
Owner 2:	
Owner 3:	
Street 1:	62 HENDERSON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH -
Owner 2:	-
Street 1:	64 HENDERSON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Vinyl Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	708,700			708,700
Total Card	0.000	708,700			708,700
Total Parcel	0.000	708,700			708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.52 | /Parcel: 317.5

Legal Description

User Acct

311234

GIS Ref

GIS Ref

Insp Date

05/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 024.A-0004-0062.0

!15714!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	696,100	0	.		696,100	696,100	Year End Roll	12/18/2019
2019	102	FV	679,400	0	.		679,400	679,400	Year End Roll	1/3/2019
2018	102	FV	618,300	0	.		618,300	618,300	Year End Roll	12/20/2017
2017	102	FV	554,600	0	.		554,600	554,600	Year End Roll	1/3/2017
2016	102	FV	554,600	0	.		554,600	554,600	Year End	1/4/2016
2015	102	FV	531,500	0	.		531,500	531,500	Year End Roll	12/11/2014
2014	102	FV	505,800	0	.		505,800	505,800	Year End Roll	12/16/2013
2013	102	FV	505,800	0	.		505,800	505,800		12/13/2012

PRINT

Date	Time
12/11/20	05:24:05

LAST REV

Date	Time
05/15/18	14:48:14

danam

15714

USER DEFINED

Prior Id # 1:	15931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH,	52272-175		2/20/2009		525,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
4/12/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8110													G11			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.2	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.76881719
Const Adj.:	0.99989998
Adj $ / SQ:	188.341
Other Features:	63281
Grade Factor:	1.33
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739757
Depreciation:	31070
Depreciated Total:	708687

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
GLAF=1: 2232,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	288.07
Special Features:	0	Val/Su Net:	317.52
Final Total:	708700	Val/Su SzAd	317.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,232	188.340	420,378

Net Sketched Area:	2,232			Total:	420,378
Size Ad	2232	Gross Are	2232	FinArea	2232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

024.A-0004-0062.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: